

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 19, 2005
(Approved November 16, 2005)

The Planning Commission held their monthly meeting on Wednesday, October 19, 2005. Present for the meeting were Harold Kulp, Roy Kolb, Constance Megay, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments.

1. MINUTES

Mrs. Megay moved to approve the October 6, 2005 workshop meeting minutes as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to approve the August 11, 2005 workshop meeting minutes as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to accept the agenda of October 19, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

2. COVENTRY BUSINESS PARK

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. was present.

Mrs. Megay moved to recommend Route 724/Fricks Locks Road intersection concept plan. Plan No. C-01-0001-PD-SP1 dated October 11, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

3. IVYWOOD ESTATES

Mr. Ryan Enoch and Mr. Jeffrey Brockett of T.H. Properties were present.

Waivers for considered in accordance with Township Engineer letter dated October 5, 2005.

Mrs. Megay moved to grant waiver from Section 705.1.A(2) of the Subdivision and Land Development Ordinance to allow a 6' wide graded earthen shoulder along East Cedarville Road frontage in lieu of a 10' shoulder. Mr. Woessner seconded the motion. Mr. Kolb abstained due to family interest in subject property. The motion carried.

Consideration of waiver from Section 712.A(2) of the Subdivision and Land Development Ordinance was tabled and the applicant is going to rework some of the lots.

There was a review of Ivywood Estates subdivision and land development preliminary plan last revised August 11, 2005 in accordance with Traffic Engineer letter dated September 12, 2005, Township Planner letter dated September 29, 2005 and Township Engineer letter dated September 14, 2005.

Mr. Kolb noted there is a spring on the development property that supplies water to a horse pasture on a neighboring property. Mr. Woessner noted that a meeting at the site should be scheduled to address stormwater and natural features issues. T.H. Properties will contact the Township Office for scheduling.

4. MAACK RESIDENTIAL, LP

Mr. Woessner moved to recommend sketch plan approval for the Maack Residential, LP subdivision in accordance with draft resolution dated October 11, 2005 contingent upon that 2.d be added the Appendix B addressing the elimination of the existing Lot 1 driveway, and to provide for a new driveway on Lot 1 to connect to the cul-de-sac street associated with the proposed Wineberry Estates subdivision and land development project. Mrs. Megay seconded the motion. The motion carried unanimously.

5. NEUMAN SUBDIVISION

Mr. Tom Todd of Gilmore and Associates and Mr. Timothy Mullray were present.

There was a review of the Neuman subdivision and land development sketch plan last revised September 7, 2005 in accordance with Traffic Engineer letter dated October 10, 2005, Township Engineer letter dated October 3, 2005 and Township Planner letter dated October 3, 2005.

There was a discussion regarding the Neuman property lot that is not included in the plan but is where the basin has been placed. Mr. Woessner moved to recommend the Board of Supervisors authorize the Township Solicitor to render and interpretation whether so noted lot should be included in the plan and if a flag lot will be created. Mrs. Megay seconded the motion. The motion carried unanimously.

Several residents were present to relay concerns of the new road being located in close proximity of their homes and properties. The issue will be addressed by the developer and residents.

6. GREEN ACRES

Mr. Glenn Kelczewski of Conner and Smith Engineering, Inc. was present.

There was a review of the Green Acres subdivision and land development sketch plan dated September 12, 2005 in accordance with Traffic Engineer letter dated October 10, 2005, Township Planner letter dated October 4, 2005 and Township Engineer letter dated October 3, 2005.

There was a discussion about the high water table soils that cover the bulk of the tract that would negatively impact the usable areas of the lots. Conver and Smith Engineering, Inc. are to meet with ARRO Consulting, Inc. to better determine the soil conditions.

7. YORGEY SUBDIVISION

Mr. Woessner moved to recommend waivers for the Yorgey Subdivision in accordance with Township Engineer letter dated September 28, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

There was a review of the Yorgey preliminary minor subdivision plan last revised August 9, 2005 in accordance with Township Engineer letter dated September 28, 2005, Traffic Engineer letter dated October 10, 2005 and Township Planner letter dated October 4, 2005.

Mr. Woessner noted that all the soils have to be identified.

8. TELVIL HALL

Mr. Bryan Hunsberger of Telvil Corporation and Mr. Tom Ludgate of Ludgate Engineering were present.

There was a review of Telvil Hall sketch subdivision and land development plans dated May 11, 2005 in accordance with Township Engineer letter dated October 4, 2005, Township Planner letter dated October 7, 2005 and Traffic Engineer letter dated October 10, 2005.

A site walk has been scheduled for October 25, 2005 at 5 p.m.

Several residents were present with stormwater concerns. Stormwater issues will be looked at on the site walk.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

There was a brief discussion regarding Township Engineer's letter dated September 29, 2005 concerning zoning requirements charts and net lot area calculations. The Planning Commission agreed to begin utilizing the forms presented.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 10:15 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary